

November 20, 2020

FOI No: 2020-50

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *Building plans for 15176 Buena Vista Ave, White Rock BC with respect to easement T56092 registered against title to the common property of strata plan NWS 3377*
- *Specifically drainage and associated pipes located in easement area for outside mounted HVAC – servicing the parking lot of the strata*

As discussed, the registered easement numbered T56092 only refers to access rights and does not pertain to the placement of service infrastructure. A copy of the easement agreement is attached.

The building plans for 15176 Buena Vista Avenue indicate that the building was designed to accommodate the T56092 easement area. A copy of building plans showing the easement area is also attached.

I was unable to locate any record showing the existence of water or sewer service lines running through the T56092 easement area. As a caution however, the City generally only tracks the locations where service lines connect to the main. The service connection information for 15176 Buena Vista Avenue indicates that the service lines connect near the southwest portion of the lot. A copy of the service connection information is attached.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Overton", with a long, sweeping horizontal line extending to the right.

Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

2/2

Cat

T 56092

MAY 12 12 01 '81
LAND TITLE OFFICE
NEW WESTMINSTER, B.C.

LAND TITLE ACT APPLICATION Form 17 (Section 152 (1))

NOTE: Before submitting this application for interests under (1) and (2), applicants should check and satisfy themselves as to the tax port on, including taxes of the District, Provincial, a Municipality and Improvement, Water and Sewerage Districts.

| | |
|-------------------------------|------------------|
| CHARGE | TRUE VALUE |
| <i>Right of way Agreement</i> | <i>Consent</i> |
| HEREWITH FEES OF | NATURE OF CHARGE |

All interests of person entitled to be registered as owner, if different from instrument

DESCRIPTION, if not shown in instrument being submitted

Application
Lot 24 of 24 10 7 1 P 4234

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application

HAMBROOK & COMPANY
Barristers & Solicitors
15245-16th Avenue
White Rock, B.C. V4A 1R8
Phone: 531-1461

Joe A. Hambrook
Signature of Applicant or Solicitor or Authorized Agent

0363 0010:00 - 1

LAND TITLE ACT
Form 1 (Section 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and at the time written hereon

15.5.81

S.A.P. BURCHFIELD Registrar,
New Westminster Land Title Office

New Westminster
L.T.O. Office
New Westminster B.C.

12 MAY 81

56092

RIGHT-OF-WAY AGREEMENT

This Indenture made the 1st day of April, 1981.

BETWEEN:

JUNE PHYLLIS WALKEY,
15176 Buena Vista Avenue
White Rock, B.C.

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

MILTON GILBERT WALKEY
1440 Harborview Heights
Blaine, Washington, U.S.A.

(herein called the "Grantee")

OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner of the property municipally known as 15183 Beachview Avenue and legally described as: "City of White Rock, Lot 61, SE 1/4 of Section 10, Township 1, Plan 42736, N.W.D. (herein called "Beachview").

B. The Grantee is the registered owner of the property municipally known as 1173 Johnston Road, and legally described as in the "City of White Rock, Lot 59, SE 1/4 of Section 10, Township 1, Plan 42736, N.W.D." (herein called "Miljo property").

C. The Grantee requires a right-of-way over the Grantor's property to provide access to his commercial buildings.

D. The Grantor has agreed to grant such right-of-way.

NOW THEREFORE in consideration of One (\$1.00) Dollar and other good and valuable consideration paid by the Grantee to the Grantor:

74376
M/01/31/86

56092

1. The Grantor for herself and her successors in title hereby grants to the Grantee, and his successors in title, and the occupants of the "Miljo property" from time to time a easement for persons and vehicles over a 1.829 m. x 8.534 m. corridor along the northerly boundary of the Beachview property as shown in bold outline on explanatory plan of Easement of a portion of Lot 61, SE 1/4, Section 10, T. 1, Plan 42736, NWD certified correct January 20, 1981, by Allan Olsen, B.C. Land Surveyor, and deposited in the New Westminster Land Title Office on May 11, 1981, under No. 61900 (herein the "Right-of-Way").
2. It is understood and agreed that the right-of-way shall be used by the Grantee and his employees and tenants and persons having business with them for the purposes of ingress and egress either in vehicles or on foot, and not for the purpose of storing thereon any goods or other property.
3. The Grantee shall compensate the Grantor for any physical damage that may be done to the Grantor's land in any way arising from the use of the right-of-way.
4. The Grantee hereby covenants with the Grantor that he, his successors and assigns will from time to time and at all times hereafter when the same shall be necessary at his own expense repair and keep repaired in a proper, sufficient and workmanlike manner the right-of-way hereby granted.
5. The Grantee shall pay the legal costs and expenses in connection with the preparation and registration of this Agreement.

56092

6. This Agreement shall enure to the benefit of and be binding upon the parties hereto, their successors in title and the owners of the Beachview and Miljo property from time to time.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the 1st day of April, 1981.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

J. Lyle MacMillan
J. LYLE MacMILLAN
Barrister and Solicitor
17679 - 57 Avenue
Surrey, B.C.

June Phyllis Walkey
JUNE PHYLLIS WALKEY

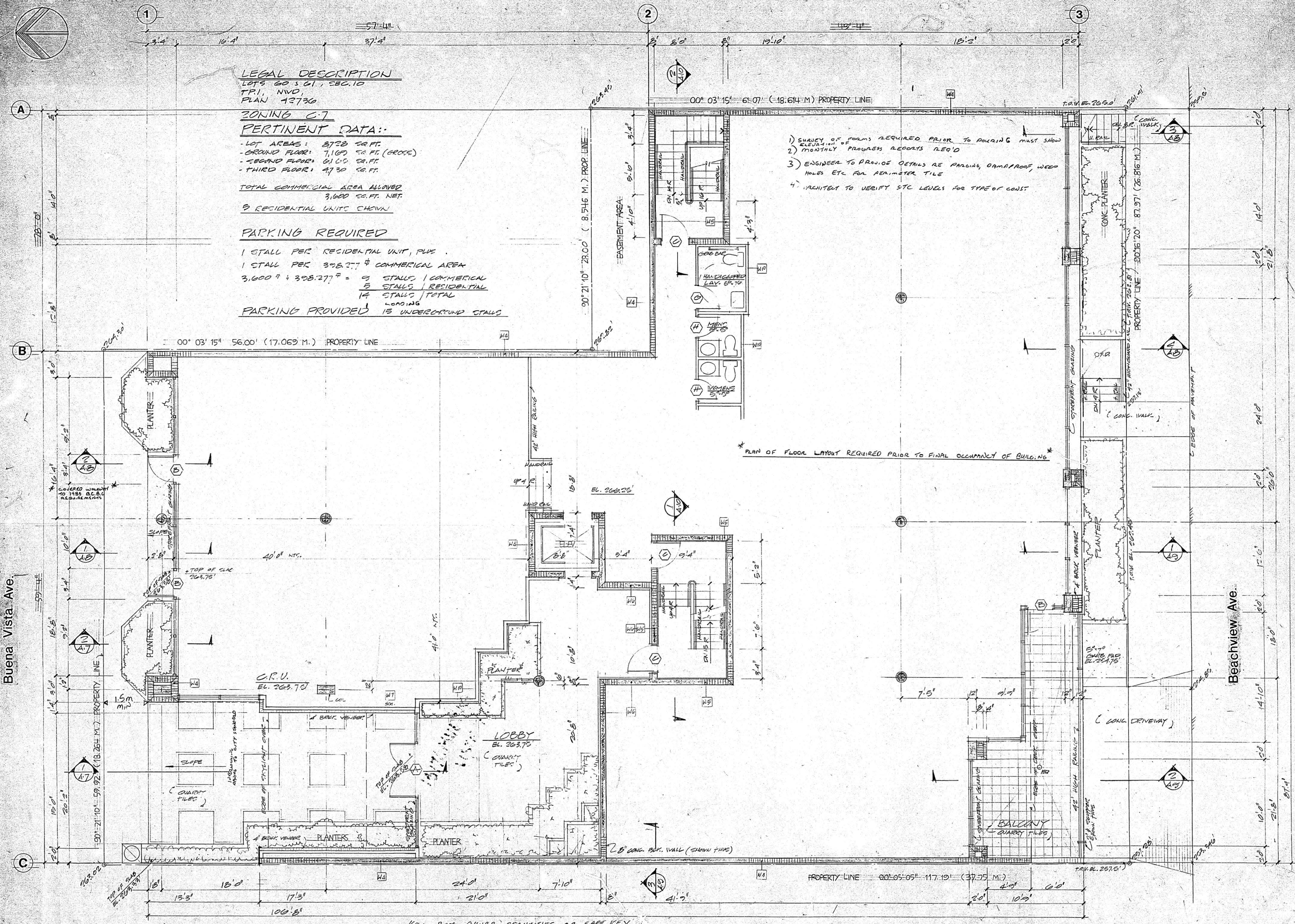
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jane A. G. Purdie
JANE A. G. PURDIE
Barrister and Solicitor
18348 NORTH BLUFF ROAD
WHITE ROCK, B.C. V4A 1P8

Milton Gilbert Walkey
MILTON GILBERT WALKEY

List of Service Connections on 15176 BUENA VISTA AVE

| CONN ID | Pipe Type | Active | Install Date | Location | Depth(ft) | Pipe size | Cap off date | Comments |
|---------|-----------|--------|--------------|-------------------------|-----------|-----------|--------------|----------|
| 688 | Storm | Active | 07/01/1990 | 2' e of sw property | 2 | 6" | | |
| 689 | Sanitary | Active | 08/17/1990 | 31.5' east of sw corner | 5 | 6" pvc | | |



GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

- KEY BOX CHUBB SECURITIES OR SAFE KEY TO BE MOUNTED FLUSH WITH EXTERIOR WALL AT FRONT ENTRANCE
- 5LB 2A RATED A.B.C. EXTINGUISHERS THROUGHOUT (SEE FIRE MANUAL)

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |
| 16 | | |
| 17 | | |
| 18 | | |
| 19 | | |
| 20 | | |
| 21 | | |
| 22 | | |
| 23 | | |
| 24 | | |
| 25 | | |
| 26 | | |
| 27 | | |
| 28 | | |
| 29 | | |
| 30 | | |
| 31 | | |
| 32 | | |
| 33 | | |
| 34 | | |
| 35 | | |
| 36 | | |
| 37 | | |
| 38 | | |
| 39 | | |
| 40 | | |
| 41 | | |
| 42 | | |
| 43 | | |
| 44 | | |
| 45 | | |
| 46 | | |
| 47 | | |
| 48 | | |
| 49 | | |
| 50 | | |

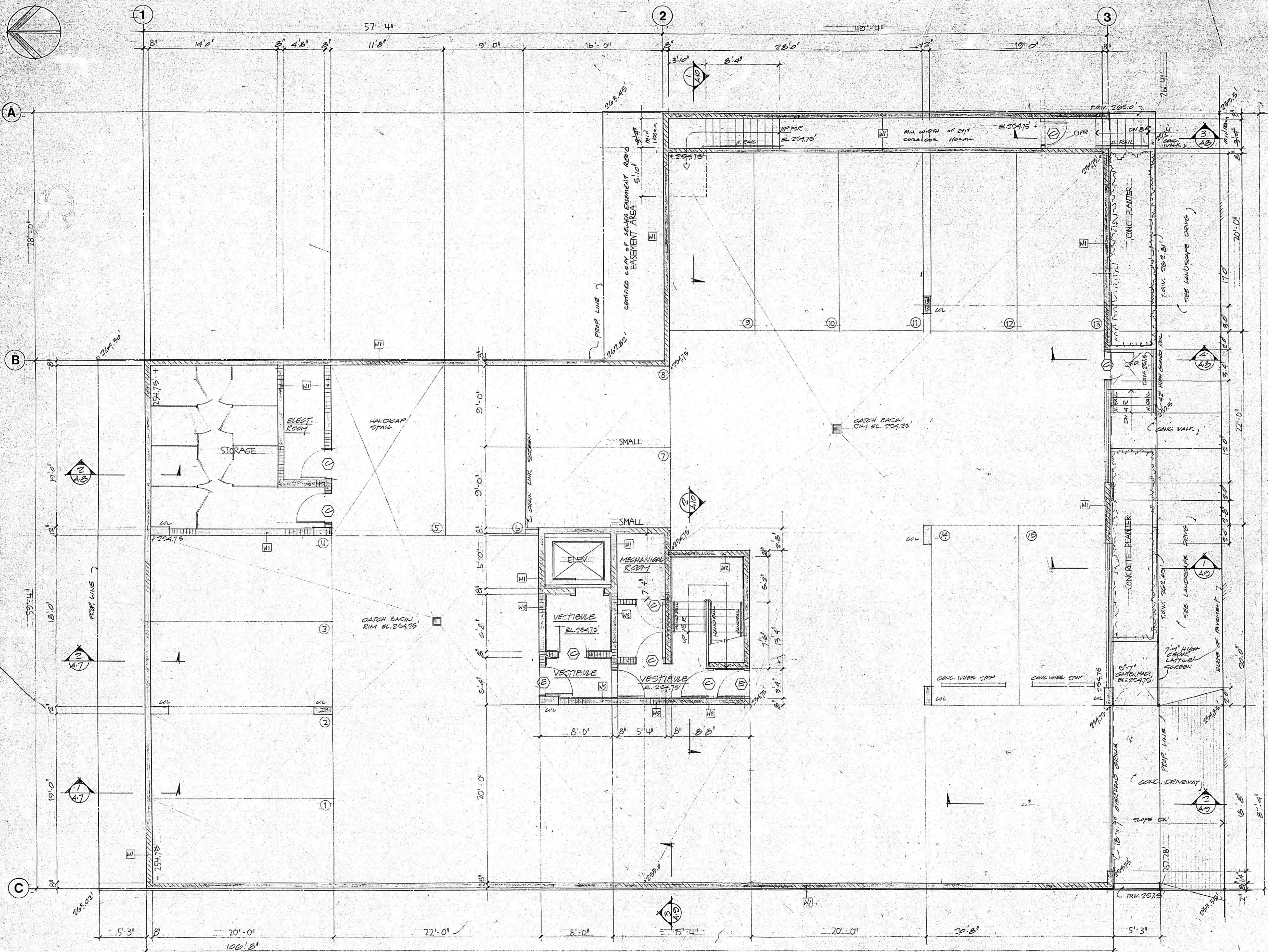
This drawing, as an instrument of service, is the property of the design group, and may not be reproduced, copied or stored without written permission. All designs, concepts, and other information shown on this drawing are for use on this project only, and shall not be used otherwise without written permission.

BEACH POINT
 COMMERCIAL / RESIDENTIAL DEVELOPMENT
 BUENA VISTA AVENUE, WHITE ROCK, BC
 GEORGE OLDAKER FOR

RECEIVED
 MAY 24 1995
 BUILDING DEPARTMENT
 CITY OF WHITE ROCK

architects
 20-18 gstick base
 north vanouver bc
 V7M353 9862334

project number 902
 sheet title
 GROUND FLOOR PLAN
 date FEB 90
 scale 1/4" = 1'-0"
 drawn
 checked
A1



PARKADE PLAN
SCALE 1/4" = 1'-0"

| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|------|-------------|----|-------|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |
| 21 | | | | |
| 22 | | | | |
| 23 | | | | |
| 24 | | | | |
| 25 | | | | |
| 26 | | | | |
| 27 | | | | |
| 28 | | | | |
| 29 | | | | |
| 30 | | | | |

This drawing, as an instrument of service, is the property of the Urban Design Group, and may not be reproduced, copied or loaned without written permission. All designs, concepts, and other information shown on this drawing are for use on this project only, and shall not be used otherwise without written permission.

consultant

BEACH POINT
COMMERCIAL/RESIDENTIAL DEVELOPMENT
BUENA VISTA AVENUE, WHITE ROCK, BC
FOR
GEORGE OLDAKER

RECEIVED
MAY 24 1990
BUILDING DEPARTMENT
CITY OF WHITE ROCK

architects
UCL
210-18 GOSICK AVE
NORTH VANCOUVER, BC
V7M 3G3 986-2334

project number 902
sheet title

PARKADE PLAN
DATE OCT 1989
SCALE 1/4" = 1'-0"
DRAWN GPO
CHECKED
A2

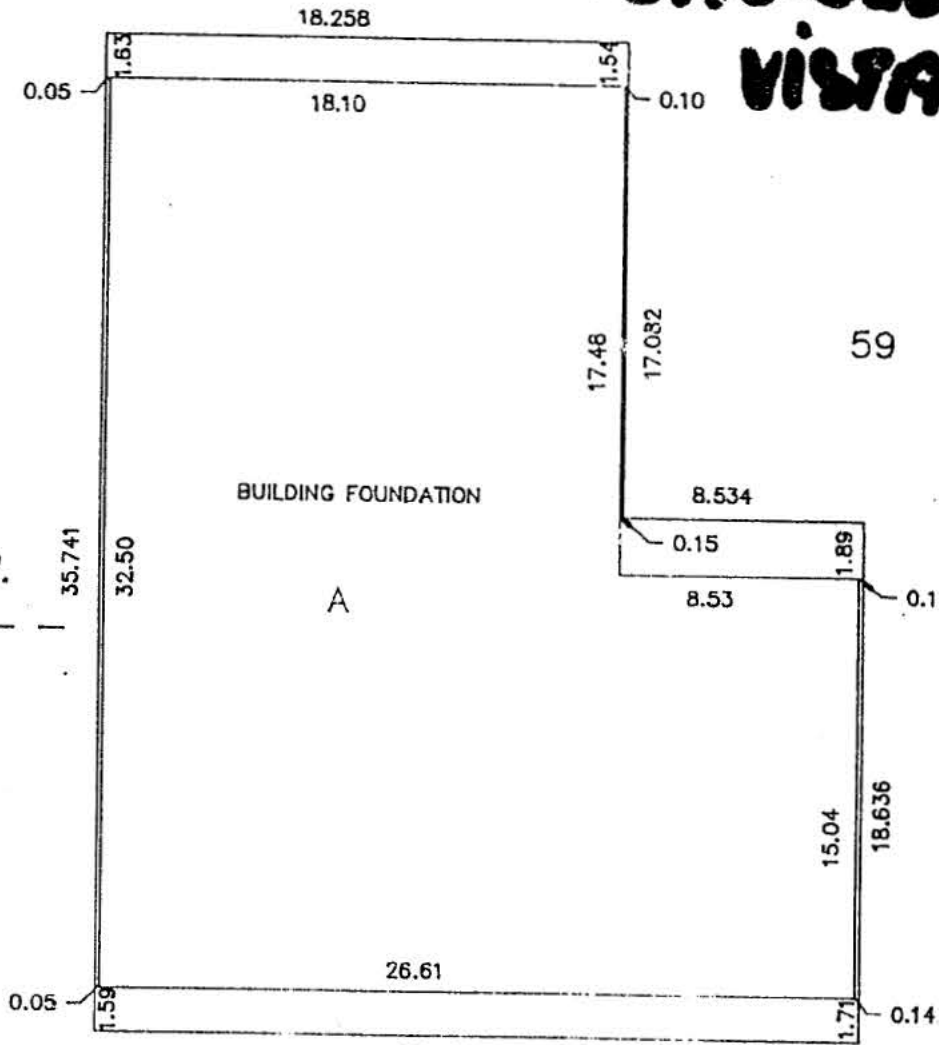
PLAN SHOWING LOCATION OF BUILDING FOUNDATION ON LOT A, SEC.10, TP.1, N.W.D., PLAN _____

SCALE- 1: 250



BUENA VISTA AVE.

1517 1/2 BUENA VISTA AVE.



N.W.

CORPORATION OF
THE CITY OF WHITE ROCK

RECEIVED
JUN 25 1990

OLSEN, ESSON & ROWBOTHAM
BRITISH COLUMBIA
LAND SURVEYORS
1148 JOHNSTON ROAD
WHITE ROCK, B.C.
V4B 3Y6
TELEPHONE : 531-4067

This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries

The plan above shows the correct dimensions of the above described property.

CERTIFIED CORRECT

Alan Olsen

Dated this 25th day of JUNE, 1990

Your Ref. .

Our File - 9043MC

PROJECT STATISTICS

10 - LEGAL DESCRIPTION : LOT 60 & 61 SEC 10
TP#1: SWD PLAN 42736

20 - CIVIC ADDRESS :

30 - SITE AREA : 8727.85 SF.

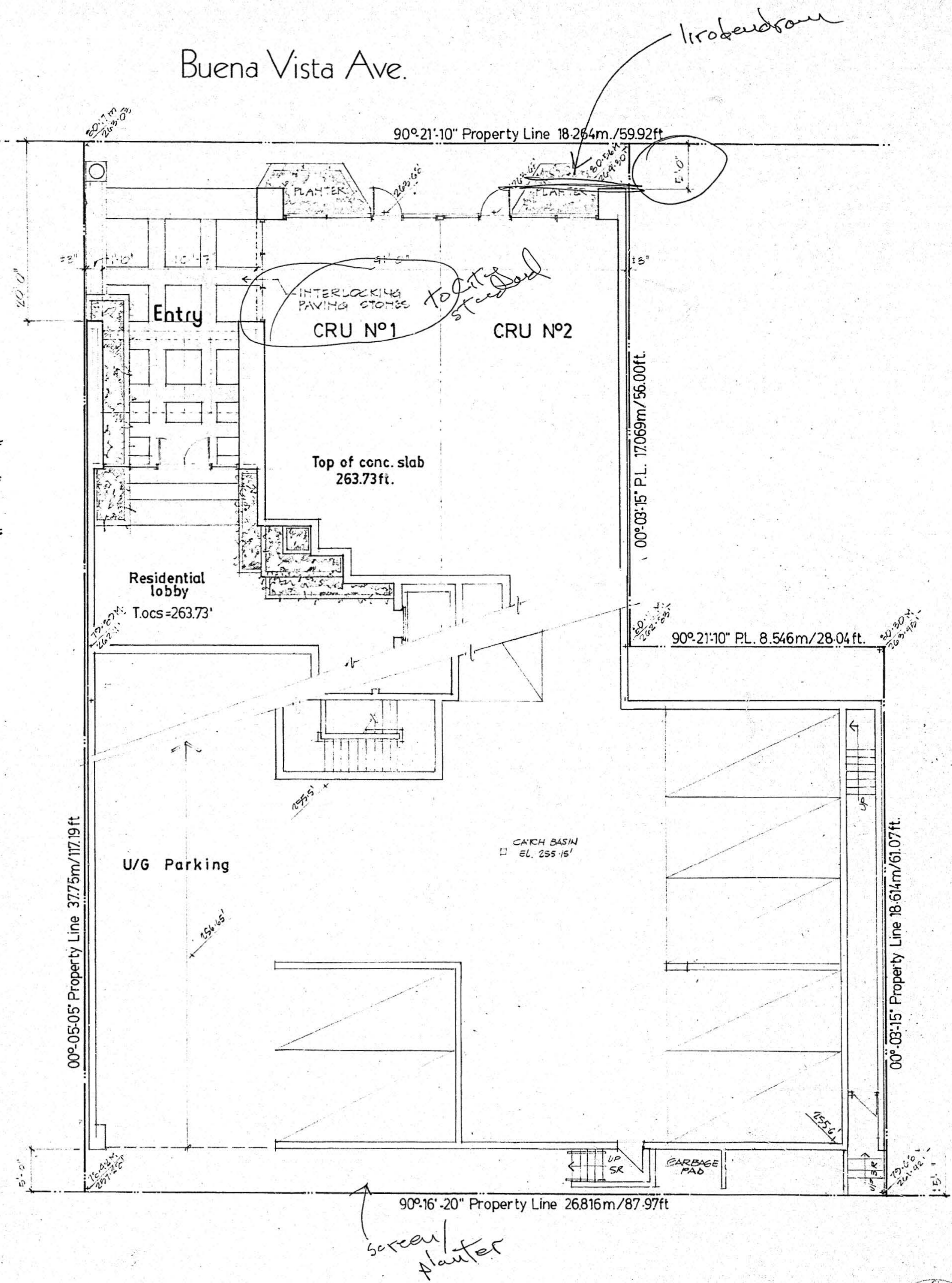
40 - BUILDING AREA : 1ST FLOOR a) CRU = 1,725.00 SF.
b) RESID = 4,465.00 SF

2ND FLOOR a) RESID = 6,209.50 SF

3RD FLOOR a) RESID = 4,197.65 SF

TOTAL : a) CRU = 1,725.00 SF
b) RESID = 15,472.24 SF

50 - PARKING - REQUIRED = 17
PROVIDED = 15



| no | date | description | consultant |
|----|----------|--------------------|------------|
| 1 | 16 OCT 0 | GENERAL REVISION | |
| 1 | 15 OCT 0 | RESUBMITTAL APPROV | |

This drawing, as an instrument of service, is the property of the urban design group, and may not be reproduced, copied or loaned without written permission.

All designs, concepts and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

Blair



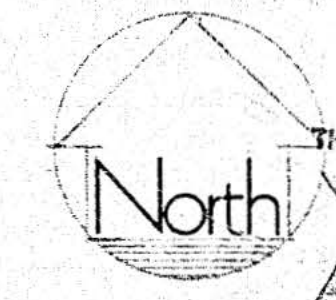
210-18 gostick place
north vanouver, bc
V7M3G3 986-2334

project number 902

sheet title
Site Plan

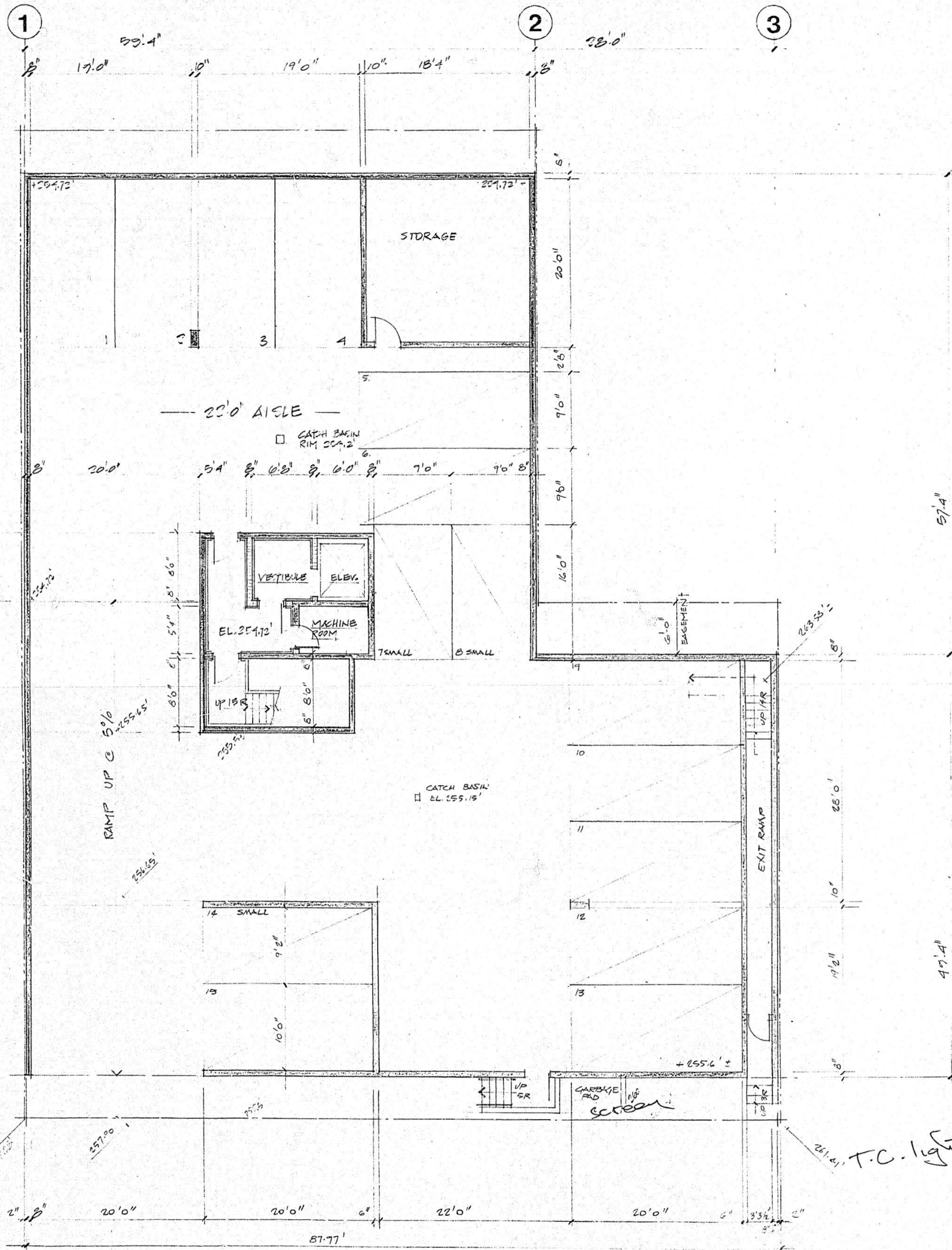
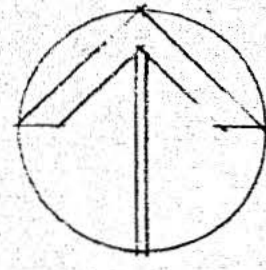
date JUL 15 / 07 sheet number
scale 1/8" = 1' 0"
drawn JMT
checked
AI

RECEIVED
OCT 18 1999
BUILDING DEPARTMENT
CITY OF WHITE ROCK



THE CORPORATION OF THE CITY OF WHITE ROCK
DEVELOPMENT PERMIT PLAN # 147
APPROVAL DATE:

DEV. PERMIT PLAN # 147



PARKADE PLAN
SCALE: 1/8" = 1'-0"

| no. | date | description |
|-----|----------|--------------------|
| 1 | 11/14/89 | REVISION 11A APPLD |
| 2 | 5/27/89 | GENERAL REVISION |

This drawing, as an instrument of service, is the property of the Urban Design Group, and may not be reproduced, copied or loaned without written permission. All designs, concepts, and other information shown on this drawing are for use on this project only, and shall not be used otherwise without written permission.

COMMERCIAL/ RESIDENTIAL DEVELOPMENT
 BUENA VISTA AVENUE, WHITE ROCK B.C.
 FOR GEORGE OLDAKER



210-18 gostick place
 north vanouver, bc
 V7M-3G3 986-2334
 project number 902

RECEIVED
 OCT 18 1989
 BUILDING DEPARTMENT
 CITY OF WHITE ROCK

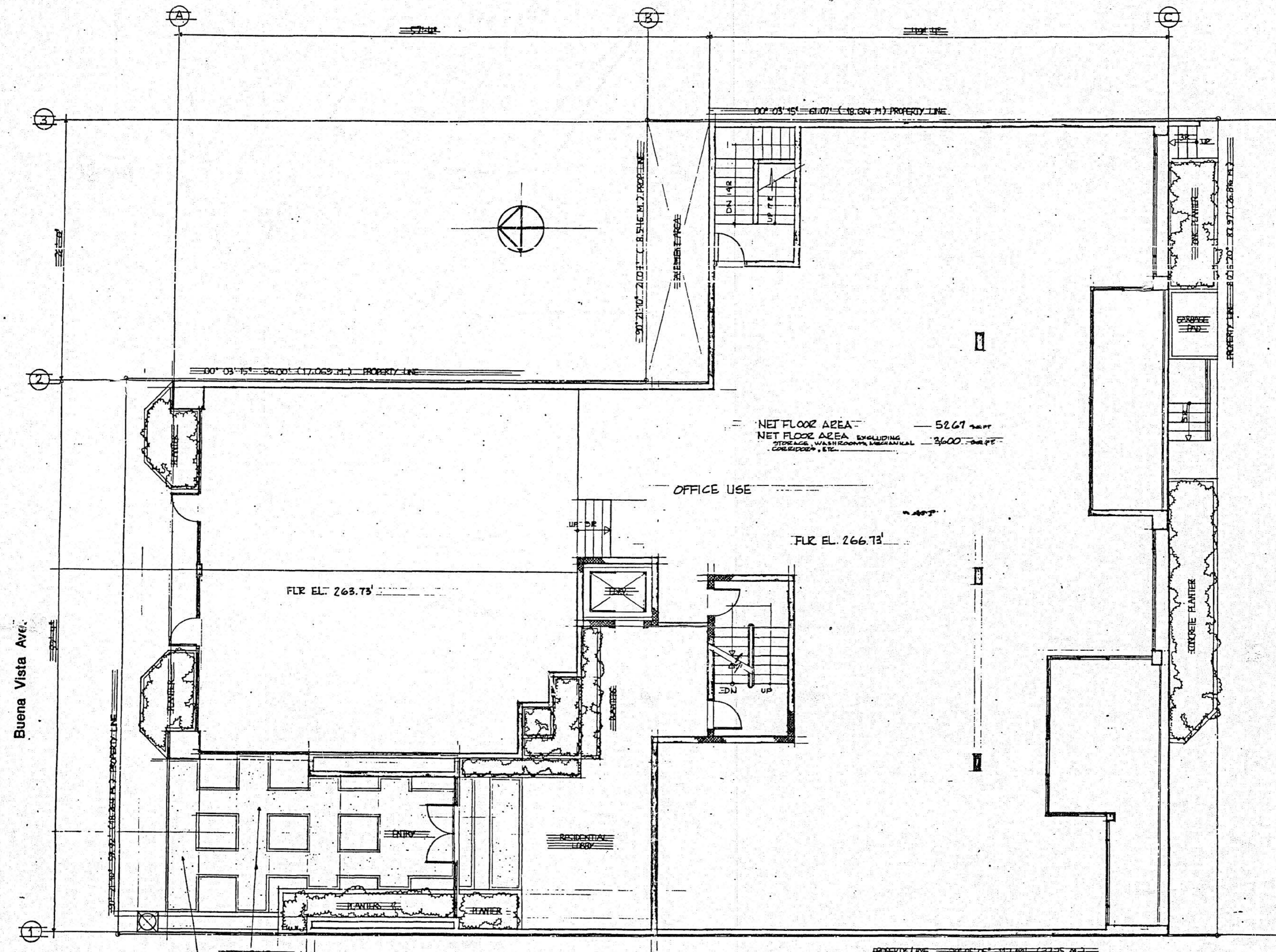
sheet title
 Parking Plan

date JUNE 89 sheet number
 scale 1/8" = 1'-0"
 drawn
 checked
A 2

SUPERIOR REPRO

Buena Vista Ave.

Beachview Ave.



NET FLOOR AREA — 5267 sqft
 NET FLOOR AREA EXCLUDING STORAGE, WASHROOMS, MECHANICAL CORES, ETC. — 3600 sqft

OFFICE USE

FLR EL. 266.73

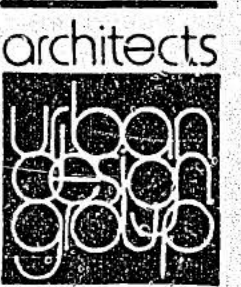
FLR EL. 263.73

PARKING REQUIRED
 6 CONDO UNITS = 6 SPACES
 3600 SQFT OFFICE = 9 SPACES
 TOTAL REQUIRED = 15 SPACES
 PARKING PROVIDED = 15 SPACES

GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

This drawing is an instrument of service, and the property of the licensor. Design professionals may not be reproduced, copied or stored without written permission.
 All drawings are the property of the licensor. Information shown on this drawing is for use on the project only and shall not be used for any other project without written permission.
 CONTRACT

COMMERCIAL / RESIDENTIAL DEVELOPMENT
 BUENA VISTA AVENUE, WHITE ROCK BC
 FOR
 GEORGE OLDAKER



20-18 gstock place
 north vanouver bc
 V7M-3G3 986-2334

902

GROUND FLOOR PLAN

FEB 90
 1/4" = 1'-0"
A3